

# 1/39 Knight Street, Shepparton, Vic 3630



## Unit For Sale

Friday, 2 February 2024

1/39 Knight Street, Shepparton, Vic 3630

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 348 m2

Type: Unit



Julie Ryan  
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**\$400,000 - \$430,000**

Convenience is key with this property, located in the heart of Shepparton's CBD district, only a short distance to the RSL Club, restaurants, cafes and the retail precinct . Additionally, you'll have the luxury of having bushland and the Goulburn River within 500 metres from your front door, providing opportunities for relaxing strolls along the sealed walking tracks or up-the-tempo for your daily exercise with nature as your backdrop. This neat and tidy 2-bedroom, 1-bathroom unit is the perfect opportunity for those looking to enter the property market or downsize to a low-maintenance lifestyle, offering comfortable living spaces in a great location. The floor plan is functional with an open plan kitchen/meals/living area whilst the main bedroom has direct access to the two-way bathroom and the 2nd bedroom/study provides internal access to the single garage. Outside, you'll find a private courtyard that is currently a blank canvas, perfect for upgrading to include an outdoor alfresco area or an ideal safe environment for small pets. Great value for money, this unit is sure to attract attention from first home buyers, downsizers, and investors alike and comes to the market on genuine terms with the selling of a deceased estate. Investors should take note that units of this calibre are in high demand to rent with the added services of a bus stop at the front. Owner occupiers wanting a property to suit their budget will also appreciate the opportunity to purchase in this very convenient location.